

**2-3-5
TABLE "A"**

District	Minimum Lot Area (Sq. Ft.)	Minimum Width	Setback Requirements:			Lot Coverage In Percent	Maximum Building Height	Density In Sq. Ft. Per Unit
			Front/2nd Front ¹	Side	Rear			
R-1/"Low Density Single-Family Residential"	7,500	65'	15' and 15' or 20' and 10'	5' & 8'	15'	54%	30'	7,500
R-2/"Medium Density Single-Family Residential"								
Duplex on interior lot	7,500	50	15' and 15'	5'	10'	57%	30'	3,750
Duplex on corner lot	5,000	50'	or	5'	10'	57%	30'	2,500
House	5,000	50'	20' and 10'	5'	10'	57%	30'	5,000
R-3/"Medium Density Multi-Family Residential"	5,000	50'	15' and 15' or 20' and 10'	5'	10'	60%	35'	1,250
R-4/"High Density Multi-Family Residential" ²	5,000	50'	15' and 15' or 20' and 10'	5'	10'	64%	35'	1,250
C-1/"Retail and Service Commercial"	5,000	0'	0'	0'	0'	85-90%*	50'*	n/a
C-2/"Tourist Commercial"	5,000	0'	0'	0'	0'	85-90%*	50'*	n/a
C-3/"Heavy Commercial"	5,000	0'	0'	0'	0'	85-90%*	50'*	n/a
I-1/"Light Industrial"	5,000	0'	50' from Hwy. 101	0'	0'	85-90%*	50'*	n/a
I-2/"Medium Industrial"	20,000	0'	50' from Hwy. 101	0'	0'	85-90%*	50'*	n/a
I-3/"Heavy Industrial"	5 acres	0'	50' from Hwy. 101	0'	0'	85-90%*	50'*	n/a

* See Section 2-4-4

n/a - not applicable

(Within Nye Beach Design Review District setbacks are 50% and minimum lot size is 3,500 sq. ft. – See section 2-4-16.)

¹ Front and second front yards shall equal a combined total of 30 feet. All garages shall be set back at least 20 feet from the access street.

² Density of hotels, motels, and nonresidential units shall be one unit per 750 square feet.

2-3-5 (con't)
TABLE "A"

District	Minimum Lot Area (Sq. Ft.)	Minimum Width	Setback Requirements:			Lot Coverage In Percent	Maximum Building Height	Density In Sq. Ft. Per Unit
			Front/2nd Front	Side	Rear			
W-1/"Water Dependent"	0	0'	0'	0'	0'	85-90%*	40'*	n/a
W-2/"Water Related"	0	0'	0'	0'	0'	85-90%*	35'*	n/a
MU-1 thru MU-10 (Management Units)	0	0'	0'	0'	0'	100%	40'*	n/a
P-1/"Public Structures"	0	0'	0'	0'	0'	100%	50'	n/a
P-2/"Public Parks"	0	0'	0'	0'	0'	100%	35'	n/a
P-3/"Public Open Space"	0	0'	0'	0'	0'	100%	30'	n/a
(M-H)/"Mobile Home Overlay"	For mobile homes on individual lots, see underlying zone; for mobile home parks, see ORS 446.100 and OAR 814-28-060.							

* See Section 2-4-4

n/a - not applicable

Front and second yards shall equal a combined total of 30 feet. All garages shall be set back at least 20 feet from the access street.